



Maryland
DEPARTMENT OF PLANNING
MARYLAND HISTORICAL TRUST

Study of the Redevelopment of Historic Government Complexes
Meeting of Study Steering Committee
Friday, August 13, 2021 at 11 AM
Virtual Meeting

Steering Committee Members Present: Senator Katie Fry Hester; John Renner; Nicholas Redding; Robert S. McCord, Secretary of the Maryland Department of Planning.

Steering Committee Members Absent: Delegate Regina Boyce

Other Attendees: Steven McCleaf, Langley Realty Partners; Tamar Osterman, MD Department of Commerce; Sara Barra, MD Department of Health; Hunter Pickels, MD Department of Housing and Community Development; Atif Chaudhry, MD Department of Health; Anne Raines, Collin Ingraham, Maryland Historical Trust.

I. Call to Order

Secretary McCord called the meeting to order at 11:05 am.

II. Approval of Minutes

The minutes of the July 13, 2021 meeting were approved as submitted, by consensus.

III. MD Community Development Entity (1.5)

A meeting with Tony Smith of S.B. Friedman Development Advisors to discuss creation of a state agency affiliated CDE is scheduled for August 17th at 1:30 PM.

IV. Historic Complex Disposition Team (2.4)

Secretary McCord, Mr. Pickels, and Mr. Gruzs will try to meet about potential team agencies. Mr. Pickels reached out to the DHCD AG to find out their opinion on whether the team could be created by regulation.

V. Historic Revitalization Tax Credit Program (1.1.1; 1.1.2)

Mr. Redding reported that Delegate Eric Luedtke is championing the tax credit program and will put forward legislation that would increase funding in phases over the next few years. A phased increase will make it more palatable to incorporate into the state budget and will allow MHT staffing levels to increase over time as well. Senator Cory McCray may also be interested in sponsoring the bill. An increase in the small commercial program to \$4 million would also be desirable. Mr. Redding would like to see the competitive commercial program increase to \$40 million by 3-4 years from now; by the time the program grows to that level, it may also be desirable to increase the per project cap. Mr. Redding also noted that he and Senator Hester have discussed the need to change the state's fiscal impact analysis process, which is very short-sighted and does not acknowledge growth or revenues in the long term. Ms. Osterman noted that Commerce's projects which are intended for jobs creation take at least three years to come to fruition. Mr. Redding mentioned a report from Wisconsin that demonstrates longer-range thinking, which Secretary McCord indicated could be referenced to support the fiscal note. Ms. Osterman noted that Commerce has an economist on staff who could also be consulted.

Preservation Maryland's lobbyists will put together tours in conjunction with Elly Cowan, Preservation Maryland's Director of Advocacy.

VI. MD New Markets Tax Credits Program (1.6)

The group agreed that this item will be deferred to 2023 or later, since it would be difficult to get this program and the tax credit program through the legislative session in the same year. Mr. Renner suggested that the development of this program could also be discussed with Tony Smith in the meeting on Tuesday.

VII. Next Meetings

The following are tentative dates; please let Secretary McCord know of any conflicts. Meeting invitations will be sent next week once dates are confirmed.

Tuesday, September 14 at 1-2:30

Tuesday, October 12 at 1-2:30

Tuesday, November 9 at 1-2:30

Tuesday, December 14 at 1-2:30

December 31, 2021 – Report due to DHCD and Department of Commerce

The meeting adjourned at 11:37 am.